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**OPEN  
SPACE**

**beverly hills  
general plan  
9-76**

INSTITUTE OF GOVERNMENTAL  
STUDIES 1175 AFY

OCT 31 1977

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Note. On February 1, 1977, by Resolution Number 77-R-5588, the Beverly Hills City Council adopted pages 1 through 38 of this Element.

## OPEN SPACE ELEMENT ABSTRACT

1. Impetus: State requirement.

2. Objectives.

To reevaluate and build upon the City's adopted or informal policies and goals associated with parks, open space and recreation as identified in the adopted 1965 General Plan, the 1973 Interim Open Space Element (still in effect), and the 1973 Citizens Committee Report.

To recommend general programs for acquisition, criteria for development, and use of facilities to meet the City's needs.

3. Conclusions.

3.1. Short-term needs: existing parks and recreation facilities should be reevaluated and redesigned or expanded to be more responsive to citizen needs.

3.2. Long-term needs: develop a new, centrally located park to house a variety of new uses.

4. Summary of recommendations. (The following recommendations are based on the minimum required to meet only the needs of Beverly Hills citizens.)

4.1. New tennis courts should be constructed in order to fulfill the exhibited demands. If located adjacent to existing courts, the City would not need to hire additional personnel to oversee the courts. Courts should be located in a north-south direction and be night-lighted for maximum usage.

Three new playing fields are needed but the City has insufficient space for this number of fields. Thus, if a new park were developed (see below), every effort should be made to secure land wherein two or three new playing fields could be developed. These playing fields are used for football, soccer, baseball and other team sports.

Indoor community center facilities should be expanded to meet the growing needs of senior citizens, day-care, preschool and community groups.

A jogging system should be developed which is convenient to residents, regardless of where they reside; the goal would be for a runner to leave his home and be able to use the jogging system very conveniently.

i.

Beverly Hills, Dept. of pl.  
Land util. Beverly Hills  
City pl " "

## Open Space Element Abstract

The City should develop a bicycle trail/route system which connects major facilities in the City by the shortest, safest possible route. These facilities should be those which children and adults use: parks, schools, shopping areas, etc.

- 4.2. A new park should be developed, possibly in a portion of the Industrial District to house needed facilities (new or expanded) that cannot be accommodated in existing parks because of limited space.
5. Environmental Impacts (i.e., impacts if Element were implemented). An EIR was developed that concluded that there would be no significant impact.

## BIKEWAYS SUB-ELEMENT, OPEN SPACE ELEMENT ABSTRACT

1. Impetus: Required for SB 821 Funds (Bikeways funds).
2. Objectives.
- 2.1. To reevaluate, revise and refine the City's policies and goals associated with bikeways as per the 1973 Citizens Committee Report.
- 2.2. To recommend a bikeway plan which is responsive to the long-range needs of the residents, employees and shoppers of Beverly Hills and vicinity.
- 2.3. To recommend programs for acquisition, development, and use of bikeways to meet the City's needs.
3. Conclusion: A 22.0 mile bicycle system is proposed to link existing commercial, recreational, educational and employment facilities with residential areas as well as with the bicycle systems of adjoining jurisdictions to encourage system use for recreation and transportation. (See Map 1.) No bikeways will be constructed south of Santa Monica Boulevard until the Traffic Management Plan is implemented.
4. The EIR prepared for the Open Space Element dealt with the Bikeways Sub-Element. It concluded that there would be no significant impact.

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## 1. INTRODUCTION.

### 1.1. Overview.

This report identifies and inventories the existing open space and recreational facilities in Beverly Hills and determines the general level of existing demand for these facilities as a basis for program priorities and recommendations for changes in the facilities. It also is used to determine the long-range open space needs of the Community. The Element considers a wide range of types of open space needs of the Community. These include the following:

1. Active and passive recreation areas. These are the basic categories of open space. Passive recreation areas traditionally include facilities for the passive or meditative forms of recreation, such as park benches or other sitting areas, picnic areas, people-watching or spectator areas, or areas which simply permit casual strolling. These may or may not be contained within active recreation areas, but are somewhat distinct from the activities which occur on the well-marked fields at the City's parks or a street, which also may support a game of touch football in Beverly Hills.
2. Formal and informal areas. This includes areas which are marked as parks and contain specific, designated recreational facilities as well as areas not primarily designed for park and recreation uses but on which these activities occur. The City's streets provide an important but unstructured recreational network for such activities as jogging, bicycling, baseball and touch football.
3. Private and public recreation facilities. Although the City has assumed the responsibility to provide and maintain the basic open space and recreational structure of the Community, it should be viewed within the context of all available resources. On one hand, the private resources absorb an immeasurable part of the recreation demand, thus reducing the pressure on the City to expand its facilities. On the other hand, it may be viewed as a "borrowed" resource, which will serve a safety-valve function only as long as it makes economic (or other) sense for the private sector to provide the resources. Accordingly, there is the continuing dilemma of how to plan for public open space and recreation while taking the private sector into account.

For the purposes of this report, it has generally been assumed that as long as a recreational resource can be economically offered by a private, quasi-public or other level of government organization, it need not be duplicated or competed with by City government.

In certain instances, if demand levels appear to fluctuate as trends change, or if the City were to assume the obligation to provide a community service such as pre-school swimming instruction, it may be preferable to contract such a service through an existing private or quasi-public agency rather

than make a capital and continuing investment in a City-owned facility.

This approach requires that in order to maintain a program which is responsive to demand, it is necessary to monitor private as well as public recreation activities as the basis for the planning process. Potential changes in the public/private mix also emphasize the need to have adequate additional land available to build new facilities.

4. Actual and Perceived Open Space. Although not quantifiable, it is being identified since it is an intangible but important component which helps define the character of the City. Actual open space includes specific parks and land reserves as well as privately owned parcels on which no development has yet occurred. Perceived open space is the sense which one derives from the setting of the community. One the one hand it may include the sense of spaciousness derived from the view from a hillside home: the vista is unlimited and a sense of open space exists even though there are houses on all sides, and the density may be high. On the other hand, strolling on the tree-lined streets between grass parkways and landscaped setbacks reinforces the leisure park-like quality of the Community.

Based on demand, the additional recreational facilities which could be justified to meet only the needs of Beverly Hills citizens include one or more new playing fields, new tennis courts, expansion of or construction of a second recreation center as needed (to house increased activities of senior citizens, day care and others), a jogging trail system, and a bicycle trail system. Specific levels of demand need to be determined before priorities and programs can be developed.

Although interest has been expressed, additional investigation needs to be conducted to determine the extent to which such facilities as more basketball courts and paddle tennis courts should be constructed.

A new park should be developed, possibly in the western part of the Industrial District to accommodate recreation facilities, in a location accessible to the bulk of Beverly Hills' population, that cannot be accommodated in existing parks because of insufficient acreage of parkland.

This proposal is similar to that which was proposed in the 1965 General Plan. While desirable, other recommendations of the 1965 General Plan for park acquisition are of lower priority. These include the development of a neighborhood park near Olympic Boulevard and Oakhurst Drive, and a median strip on Olympic Boulevard.\*

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\* Other recommendations of the 1965 General Plan or the 1973 Citizens Committee Report contained in "open space" sections will be discussed in the appropriate General Plan studies. (See Section 2. of this Element.)

#### 1.2. Purposes of Element.

This document is one of the nine State-required elements to be included in the General Plans of all jurisdictions in California. It is supposed to serve two purposes:

- To guide the City in policy issues concerning the acquisition, control, development, and use of space, and
- To maintain an inventory of the type, location and use patterns of the City's open space and recreation resources for future planning purposes.

This document follows the format suggested by the State and is intended primarily to be of use to the City while fulfilling the requirements of the State law.

#### 1.3. General Objectives of Element.

- To reevaluate and build upon the City's adopted or informal policies and goals associated with parks, open space and recreation as identified in the adopted 1965 General Plan, the 1973 Interim Open Space Element (still in effect), and the 1973 Citizens Committee Report.
- To recommend policies for acquisition, development, and use of facilities to meet the City's needs.

#### 1.4. Specific Objectives of Element.

- To recommend an open space land inventory which is adequate to meet the long-range needs of the residents of Beverly Hills.
- To recommend policies for the development and use of park and open space land to best serve the needs of the Community.
- To recommend methods to insure that there is adequate and properly located open space within private development to maintain the garden quality of the Community.

2. INVENTORY ( EXISTING FACILITIES, PROGRAMS).

2.1. Public, Formal.

Tables 1 through 6 describe the existing and proposed park and recreation areas or facilities in and near Beverly Hills (see next pages). The first two Tables identify recreational facilities in the areas adjoining Beverly Hills and includes parks and open space within a three-mile radius of the City. The third and fourth Tables describe facilities within the City.

(A three-mile radius is used as a frame of reference for recreation areas which are easily accessible to Beverly Hills residents and contains a variety of types of parks and recreation which might be utilized by residents.)

As Table 1 shows, there are a variety of recreational and park facilities near Beverly Hills. They offer many different types of activities, including some that are unique in the region: The Hollywood Bowl (summer outdoor concerts), the County Museum of Art, UCLA, La Brea Tar Pits, and Griffith Park, etc. Actual use of Los Angeles Parks by Beverly Hills residents has not been quantified. It is assumed that Beverly Hills citizens may avail themselves of the unique parks, so that such facilities need not be duplicated in Beverly Hills.

If the adequacy of parks were evaluated solely in terms of the national standards, however, there would be a deficiency of park acreage in the general area. That is, based on the national standards, there is insufficient park and open space acreage relative to the population size and in terms of distance between park/recreational facility and home/school/place of employment. (Standards are discussed in Section 3.)

TABLE 1  
List of Existing and Proposed Parks and Open Space

Name of Facility	Size (in acres)	Distance from Beverly Hills (in miles)	within about Three Miles of Beverly Hills	Type of Activity	In Regular Public Use	Offers Activities, Facilities Not Offered in Beverly Hills
Baldwin Hills Recreation Center	10.31	2.7	Picnic area, children's play area, community building, two ball diamonds, athletic field	Yes	No	
Barrington Recreation Center	5.04	3.0	Picnic area, children's play area, community building, four lighted tennis courts, one ball diamond, athletic field	Yes	No	
Campo de Cahuenga Park	0.43	2.3	Community building, historic monument	Yes	Yes	
Cheviot Hills Recreation Center	40.00	0.6	Picnic area, children's play area, community building, eight lighted and four unlighted tennis courts, five ball diamonds, athletic fields	Yes	No	
De Longpre Park	1.38	3.0	Landscaped small park	Yes	No	
De Neve Square	2.00	0.3	Sitting areas	Yes	No	
El Paseo Cahuenga Park	1.29	2.2	Landscaped small park	Yes	No	
Fairfax Senior Citizens Center	1.84	1.7	Community building	Yes	No	
Felicia Mahood Recreation Center	0.32	2.4	Community building, senior citizens' center	Yes	No	
Hancock Park	7.00	0.7	County museums	Yes	Yes	
Harold Henry Park	1.71	2.7	Landscaped small park	Yes	No	
Hollywood Bowl	32.00	3.2	Stage entertainment	Yes	Yes	
Hollywood Recreation Center	2.95	3.4	Picnic area, children's play area, community building, one ball diamond, athletic field	Yes	No	
Holmby Park	2.08	0.5	Picnic area, fieldhouse	Yes	No	
Laurel Canyon Park	20.00	0.8	Currently undeveloped	N.A.	N.A.	
L. A. High School	2.51	2.3	Landscaped small park	Yes	No	
Las Palmas Senior Citizens Center	1.13	3.0	Children's play area, senior citizens' center, community building	Yes	No	
Mar Vista Recreation Center	18.69	2.8	Picnic area, children's play area, community building, four tennis courts, six baseball diamonds, athletic field	Yes	No	
McManus Park	5.87	2.2	Community building, fieldhouse, one lighted tennis court, athletic field	Yes	No	
Moorpark Park	2.00	2.5	Picnic area, children's play area, landscaped small park	Yes	No	
North Hollywood Park & Recreation Center	58.12	3.0	Picnic area, children's play area, two community buildings, five lighted tennis courts, three ball diamonds, athletic fields	Yes	No	
North Weddington Park	9.20	1.3	Fieldhouse, two ball diamonds	Yes	No	
Palms Park	4.44	1.8	Picnic area, children's play area, fieldhouse, community building, athletic field	Yes	No	
Plummer Park	6.00	2.2	Athletic field, six tennis courts, pro shop, Audubon Society Headquarters	Yes	Yes	
Poinsettia Recreation Center	6.21	2.3	Picnic area, children's play area, two community buildings, eight tennis courts, two baseball diamonds, athletic field	Yes	No	
Queen Anne Recreation Center	4.75	2.4	Picnic areas, children's play area, community building, two tennis courts, two baseball diamonds, athletic field	Yes	No	
Rancho Cienega Sports Center	28.33	3.0	Picnic area, children's play area, stadium, fieldhouse, 12 lighted tennis courts, four ball diamonds, athletic fields	Yes	No	
Rancho Park	28.33	0.1	Golf course, putting green, picnic benches, tennis courts, swimming pool, barbecue area	Yes	Yes	
Robertson Recreation Center	1.21	0.4	Picnic areas, children's play area, community building, athletic field	Yes	No	
Stoner Recreation Center	8.65	2.8	Picnic area, children's play area, two community buildings, four tennis courts, four baseball diamonds, athletic field	Yes	No	
Studio City Golf Course	33.00	2.0	Golf and tennis	Yes	Yes	
Studio City Recreation Center	9.84	2.6	Picnic area, children's play area, community building, four unlighted tennis courts, two ball diamonds, athletic field	Yes	No	
U.C.L.A.	N.A.	1.7	Community Open Space and educational facilities	Limited	Yes	
V.A. Hospital	N.A.	2.3	Community Open Space and medical facilities	Limited	Yes	
Vineyard Recreation Center	0.88	2.8	Children's play area, community building, athletic field	Yes	No	
Wattles Garden Park	48.16	2.2	50 acres of natural area with Japanese garden and teahouse	Limited	Yes	
West Hollywood County Park	5.30	0.3	Picnic area, community building, athletic field	Yes	No	
Westside Neighborhood Park	7.63	1.6	Landscaped park under power transmission lines	Yes	No	
West Wilshire Recreation Center	4.86	1.2	Picnic area, children's play area, community building, fieldhouse	Yes	No	
William Hart Park	0.83	1.1	Landscaped small park and residence, one baseball diamond	Yes	No	
Woodbine Park	0.15	1.6	Unimproved area	No	No	
Woodbridge	4.50	2.5	Unimproved area	No	No	

Source: Spokespeople for various Departments of Recreation and Parks, July, 1975.



TABLE 2

Open Space Tracts near Beverly Hills now in Public Use  
or Likely to Be Maintained for Public Use

(Over 250 acres)

Name of Facility	Size (in acres)	Distance from Beverly Hills (in miles)	Type of Activity	Existing or Proposed
Baldwin Hills Region- al Park	1,300.0 <sup>a/</sup>	3.0	N.A.	Proposed
Beverly Crest-Bel Air	3,560.0	0.0 to 3.0	N.A.	Proposed
Franklin Canyon Res- ervoir	313.0 <sup>c/</sup>	0.1	Hiking trails, horse trails, and picnic areas	Existing
Griffith Park	4,100.0	5.0	Golf courses, riding and hiking trails, Griffith Park Observatory and Planetarium, Los Angeles Zoo, restaurants, picnic grounds, bar- becue areas, tennis courts, Greek Theatre	Existing
Santa Monica Moun- tains National Park	7,000.0- 8,000.0 <sup>a/</sup>	2.0	N.A.	Proposed
Santa Monica State Beach	3.0 <sup>b/</sup>	6.0	Ocean beach, volleyball areas, picnic and barbecue areas, snack bars, Santa Monica pier activities	Existing
Stone Canyon Reser- voir	763.0	1.8	Hiking trails, horse trails, and picnic areas	Existing
Temescal Park	640.0	6.2	Campsites, horseback riding, bar- becue areas	Existing
Topanga Beach	4.0 <sup>b/</sup>	7.0	Ocean beach, volleyball area, picnic and barbecue area, snack bars.	Existing
Upper Franklin Canyon Reservoir	145.0 <sup>c/</sup>	1.8	Hiking trails, horse trails, and picnic areas	Existing
Will Rogers State Beach	3.0 <sup>b/</sup>	5.0	Ocean beach, volleyball areas, picnic and barbecue area, snack bars	Existing
Will Rogers State Park	183.5 <sup>b/d/</sup>	5.8	Horseback riding, picnic area, tour of Will Rogers' home, polo field	Existing

Source: Spokespeople for various Departments of Recreation and Parks, July, 1975.

N.A. Not Available. Final plans not made.

<sup>a/</sup> Exact acreage has not been calculated.

<sup>b/</sup> Included here although less than the 250 acres required because of special resource.

<sup>c/</sup> They are viewed as a unit. Together they equal 458 acres.

<sup>d/</sup> Included here because the northern boundary coterminous with those of Temescal Park. The total of both parks is 823 acres.

TABLE 3

Existing Public Parks and Open Space in Beverly Hills

Name of Facility	Size (in acres)	Type of Activities
Beverly Gardens	16.3	Landscaped areas with walking paths and benches.
Coldwater Canyon	5.7	Restrooms and drinking fountains, children's play area, jogging track, gazebo, putting green, recreation building.
LaCienega Park	16.6	Walkways and benches, eleven picnic tables and barbecues, two softball diamonds (one is lighted for evening use), children's play area, golf putting green -- 18 hole, four tennis courts, basketball court (outdoor), restrooms and drinking fountains.
Roxbury Park	13.8	Softball diamond, lawn bowling green, putting green -- 18 hole, restrooms and drinking fountains, picnic tables and barbecues, walkways and benches volleyball net equipment check-out facility, tennis backboard, four tennis courts, parking lot (off-street parking)
Will Rogers Park	3.2	Landscaped with benches and restroom facilities
Greystone Park (Doheny Estate)	19.9	The gardens have been preserved as a walk-through park and the house is open to the public for guided tours.
Maltz Park	1.0	Benches
Rexford Rest	0.4	Benches
Hamel Park	0.2	Benches
Arnaz Park	0.2	Benches
Oakhurst Oaks	0.1	Benches
Reeves Park	0.4	Benches
Reservoir Tennis Courts	2.0	Eleven tennis courts, dressing rooms, showers, restrooms, and drinking fountains

Source: Beverly Hills Department of Public Works, August, 1975.

The 1965 General Plan proposed several new parks and/or recreation facilities. These included the following:\*

1. Benedict Canyon Park (9.5 acres). In Los Angeles, about one-quarter mile north of the City Limits at Benedict Canyon and Hillgrove Drives.
2. City Center Parks (no acreage cited). Various parks in and near the Business Triangle, including two "plazas": one on the block bounded by Brighton Way, Bedford Drive and Wilshire Boulevard and a second on the block bounded by Dayton Way, Rodeo Drive and Wilshire Boulevard.
3. Greystone Estate (Doheny Estate Property) (19.3 acres).
4. Neighborhood Park (1.5 acres; near Olympic Boulevard and Oakhurst Drive).
5. Industrial Area Park. The Plan proposed the establishment of a 15.0 acre park in the Industrial section of the City. Relatively specific drawings were included for this park, which was to include game courts and grass areas. The Park was to replace industrial uses which were gradually being phased out or were proposed to be phased out of the area. A portion of the Park was to be built over the City yards.
6. Olympic Boulevard landscaped median.
7. Redevelopment of La Cienega Park. Redevelopment of the Park was needed because of its age. (No specifics were given.)
8. Continuation of street tree-planting program. The Plan noted that "some of the residential and commercial areas still contain too few trees... All districts, including the commercial areas, should take advantage of the inviting appearance provided by this type of landscape." (This was a reaffirmation of a policy which existed at the time of the City's inception.)

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\* During the adoption process of the Plan (adopted March 28, 1967), one additional park proposal was removed: the development of underground parking with a "roof-top" or street level park for the transition areas between R-1 or R-4 and C-3 development (i.e., along Wilshire Boulevard, etc.). One unit of the parking/park strip was developed on Reeves Drive south of Wilshire Boulevard. The park appears to be well used, especially during lunch and midday. It is frequented by older people living in the neighborhood and by employees in the office structures nearby. A systematic evaluation of the success of this park was never done.

Of these new proposals, only one was implemented. The Greystone Estate has been acquired and developed as a park. It is the site for several cultural activities, a City reservoir, and gardens. The property is used for passive recreation activities and it is the formal policy of the City not to develop facilities which would encourage large numbers of people to use the Park.

Due to the use constraints placed on Greystone, the success of Greystone Park must be evaluated in other terms. This is discussed further in Section 5.

In terms of other implementation activities, it should be noted that the City's 1975-1976 budget has \$143,340 (Account 259) set aside for La Cienega Park Site Development. The precise uses of this money have not been planned.

The 1965 General Plan briefly mentioned methods of implementation in a very cursory manner:

The Beverly Hills General Plan becomes valuable to the extent that it is used to guide private and public development. There are two main processes that can be used for putting a plan into effect; first, those processes applied to the development and use of private property such as subdivision, zoning and building regulation, and second, those processes applied to public property and public service, namely a Capital Improvement Program based on a long-range financial plan for the City. The Capital Improvement Program becomes an extension of the process in which the General Plan is the first step.

Thus, the implementation proposal has been left at a very general level; costs were never determined and the actual strategy to go from the theoretically desirable to the practically attainable was not worked out.

The Plan did, however, assign priorities and indicated when each project should be undertaken: Priority 1, (1965 to 1966); Priority 2, (1966 to 1971); and, Priority 3, (1972 to 1980):

Priority 1

- Acquire "Greystone" for use as cultural center.
- Develop street tree-planting program to assure the long-range continuation of the landscape quality of the City; to contain a schedule of tree longevity and replanting program.
- Develop school site on Benedict Canon cooperatively with the School Board for recreational purposes.

Priority 2

- Acquire the triangular areas for the "park-parking" developments along

Wilshire. Hold national competition for the architectural treatment of these Wilshire Plazas.

- Redesign La Cienega Park to the standards of Roxbury Park.
- Propose national competition for a center for the performing arts to be located in the Civic Park.
- Develop recreational park in the Civic Park area.

In addition, the 1973 Citizens Committee Report, which was adopted in May, 1974, also called for the development of the "Industrial Park" although the Report recommended that the park area be 8.0 acres. The document proposed the following other factors (direct quote):

1. that the City increase park facilities, including mini-park facilities, in the south central area of the City, with special attention to be paid to school site locations;
- ....
3. that the City carefully consider the specific practicality of each land gift, whether for use or for trade;
4. that new tax mechanisms, such as sewer connection, gross rental, and new industrial and commercial development be imposed and the business tax increased in order to pay for open space and recreational facilities;
5. that the Planning and Architectural Commissions apply new and pertinent criteria for open spaces (e.g., building setbacks and public plazas) along Wilshire Boulevard; and,
6. that landscaped buffer spaces be provided between parking areas and residentially used lands.

The Report stressed the need for creativity and suggested that park or open space be developed around the bases of structures and on the roofs of garages, etc. It questioned the need for the traditional park. The Report suggested that wider sidewalks be developed to accommodate art displays, sidewalk cafes and more pedestrian activity and street life.

There were no implementation schemes proposed in the Report. Since the Report was published, the City developed a set of mini-parks. While the land was owned for all of those except Maltz before 1973, the mini-parks were not developed until after that date. Thus, 1., above, has been implemented.

No criteria were ever established to gauge the success of these mini-parks and to determine whether or not additional ones should be developed. Consequently, no hard

data is available. Casual observation indicates that they are well used, especially by older people who enjoy strolling to the parks and sitting in them. They appear to primarily serve a passive recreation function.

Items 5. and 6. of the Report are to be discussed in other portions of the General Plan Revision Study. "Open space criteria" around larger buildings (Item 5., above) will be discussed in the Design Element. And transition zone development, the relationship between parking and residential areas, will be discussed in the Land Use Element.

In 1974, an Interim Open Space Element was adopted by the City and it stressed the same types of goals and policies and implementation schemes as those cited in the other two documents. The implementation portions of the Element were very generalized and no additional study was done to refine them.

## 2.2. Other Recreational Facilities.

### General.

The recreation resources in this category are those of the School District which are available for limited use by the general public and private facilities which are available subject to membership or entrance fees.

Each serves a segment of the recreation needs of the Community, but due to the constraints governing their use, they are not equally accessible to all residents, nor available as often as municipal facilities.

### Public Schools.

When not being used by the School District, most recreation facilities at the public schools are open to the public (i.e., residents of Beverly Hills). These facilities are operated by the City Department of Recreation which conducts various activities at the school facilities (see Tables 4. and 5.), the benefactors being the citizens of Beverly Hills. The School District uses its own facilities about 80 percent of the total time possible, but the figure varies according to the season. For example, during the spring, the pool is used more than other times because of the water sports season; similarly, during late summer and fall, the field is more used by the school for football practice.

The School District plans to construct expanded recreational facilities at the High School. When not in use by the students, these facilities could be used by the citizens of Beverly Hills. The planned facilities include the following: four tennis courts, ten handball courts, three basketball courts, and six volleyball courts.

TABLE 4  
Public School Facilities

Facility	Size in Acres	Type	User(s)
Beverly Hills High School 241 South Moreno Drive	7.7	Four tennis courts, one athletic field (soccer size), one mini-field (flag football), one 440-yard track, track and field events area, one 25-yard indoor pool.	Student use. Open to the public after school hours.
Beverly Vista Elementary School 200 South Elm Drive	2.9	Play ground, four basketball courts, three back-boards, play equipment, Kindergarten play area, multi-purpose room.	Student use. Open to the public after school hours.
E1 Rodeo Elementary School 605 Whittier Drive	1.9	Two playgrounds, two basketball courts, field area, track and field area, gymnastic equipment, Kindergarten play area.	Student use. Open to the public after school hours.
Hawthorne Elementary School 624 North Rexford Drive	1.7	Grass playground, basketball and volleyball, playground, mini-basketball court, children play area, Kindergarten play area (only), hand-ball courts and back-board.	Student use. Open to the public after school hours.
Horace Mann Elementary School 8701 Charleville Boulevard	1.8	Playgrounds, children play equipment, multi-purpose room, arts and crafts room, stage, two basketball and volleyball courts (proposed).	Student use. Open to the public after school hours.

Source: Beverly Hills Unified School District, January, 1976.

In addition, the School District operates certain school classes for regular students at Roxbury Park. These include the following:

- on park field: gym and track classes, Monday through Friday, continuously during school hours, entire school year; soccer, Monday through Friday, 3:00 through 5:00 P.M., during the Fall;
- on putting greens: golf classes, one hour per week, entire school year; and
- on tennis courts: tennis classes, tennis team, Monday through Friday, 2:00 through 5:00 P.M., all courts, during the Spring.



TABLE 5

Beverly Hills Recreation Department/Beverly Hills Unified School District

Co-Sponsored Programs and Facilities for Citizens of Beverly Hills

Name of Facility	Type of Activity
Horace Mann Auditorium	Saturday Ballet
Multipurpose Room	Arts and Crafts Self Defense Movies Cooking Class Dances
Home Economics Room Cafeteria Playgrounds	Occasionally (six times per year) Occasionally (six times per year) School Year Afternoons, Monday-Friday; 10 A.M.-5 P.M., Saturday & Sunday 8 A.M.-8 P.M., Summer
Beverly Vista Multipurpose Room	USC Dance Program Movies Cooking Classes Arts and Crafts Special Events
Kindergarten- 2nd Decks Playground	Kindergarten-4th grade Program
Nurse's Office	Day-Care
E1 Rodeo Playgrounds	
Stage Hawthorne Playgrounds	Baton Class
Beverly Hills High School Pool	Community Aquatic Program 7-8th Grade Water Polo 5-8th Grade Swim Meet and Program Elementary School Age Meet Soccer (Intramural) Girl's Intramurals Boy's Intramurals Teen nites (Beverly High only) Community Program -- Adult Open Gym -- Adult and Teens
Track and Field	
Gymnasiums	
Classroom (or available space)	Teen Counseling Supervised Study (with Maple Center) Orientation for Freshmen Backpack Club Leadership Class Noon Activities
Roxbury Park Field	Gym Classes and Track Team Soccer (High School) Golf Classes Tennis Team and Classes
Putting Greens Tennis Courts	
Outdoor Education Leadership and Specialists	Outdoor Education projects and trips



Private facilities.

There are a variety of other private recreational facilities. These are enumerated on Table 6. The Table also indicates if the facility is available for public use.

It is not possible to estimate the extent to which private recreation facilities lessen the demand upon public facilities. It is reasonable to assume, however, that the availability of substantial private recreation resources provides an attractive alternative to public facilities which does, in fact, lessen demand on public facilities.

Recreation facilities within private multi-family development.

Although open space and recreation facilities within the multi-family residential zones do not generally offer active recreation areas which reduce the dependency upon municipal facilities to a significant extent, they do provide a variety of active and passive recreation opportunities.

To some extent this has been dictated by the need for the housing market to be competitive and to provide amenities which have come to be expected in condominium and apartment living, and to some extent dictated by the zoning requirement for outdoor living space to be provided.

Consequently, this adds some elasticity to the availability of recreation resources and helps maintain a sense of openness, even in the higher-density residential areas of the Community.

2.3. Other.

In addition to the City's formal recreational structure, there is the informal or improvised recreational network which draws its existence from the ingenuity and inventiveness of the residents. These include areas used for jogging, bicycling, street games, and so on.

Although informal, the use of these areas is indicative of a demand, and reflects the adaptability of particular areas to simultaneously serve a secondary recreation purpose and the purpose for which it is primarily intended.

Since the purpose for which these areas are intended is usually the carrying of traffic, their use for recreation is not without attendant risk. To some extent, these risks can be reduced by formalizing the use of these areas for recreation, such as the marking of bicycle paths or the routing of such paths through less hazardous areas. In other cases, it is difficult to formalize an area for recreation without modifying its ability to serve its original function.



TABLE 6

Private and Semi-Private Open Space and Recreational Facilities in Beverly Hills

Public Open Space Not Designed for Recreational Activities

Name of Facility	Size (in acres)	Type of Activity	Users
Alex & Walter Physical Fitness Studio 8484 Wilshire Boulevard	N.A.	Gymnasium	Members only
Berkeley Hall School 300 North Swall Drive	0.75	25-yard indoor swimming pool, grass play area (football size), small play area, kindergarten play area	Students only
Beverly Carlton Residential Hotel 9400 West Olympic Blvd.	N.A.	Swimming pool (15' x 30'), recreation room	Hotel guests only
Beverly Crest Hotel 125 South Spalding Drive	N.A.	Swimming pool (20' x 40')	Hotel guests only
Beverly Hills Catholic School 148 South Linden Drive	0.16	Volleyball and basketball courts, small children's play area	Students only
Beverly Hills Hotel 9641 West Sunset Blvd.	N.A.	Swimming pool (25' x 75'), two unlighted tennis courts	Hotel guests only
Beverly Hilton Hotel 9876 Wilshire Boulevard	N.A.	Swimming pool (51' x 93')	Hotel guests only
Beverly Wilshire Hotel 9500 Wilshire Boulevard	N.A.	Swimming pool (25' x 75'), two unlighted tennis courts	Hotel guests only
Burton Way Median Strip	3.08	Open grass area used by joggers	Public
Coldwater Park Reservoir 1098 Beverly Drive	2.46	Jogging track and grass area	Public
Greystone Reservoir 501 Doheny Road	19.32	Parking lot for park and Greystone tours	Public
Holiday Inn of Beverly Hills 9360 Wilshire Boulevard	N.A.	Swimming pool (20' x 40')	Hotel guests only
Nickolaus Exercise Center of Beverly Hills 9756 Wilshire Boulevard	N.A.	Exercise room	Members only
Number 3A Reservoir 1150 Loma Linda Drive	0.26	Water storage (private property)	Not open to the public
Number 3B Reservoir 1201 Coldwater Canon	1.06	Water storage (private property)	Not open to the public
Number 4A Reservoir 9398 Readcrest Drive	1.69	Water storage (private property)	Not open to the public
Number 4B Reservoir 1180 Loma Vista Drive	0.99	Water storage (private property)	Not open to the public
Number 5 Reservoir 495 Trousdale Place	0.55	Water storage (private property)	Not open to the public
Number 6 Reservoir 1820 Loma Vista Drive	0.34	Water storage (private property)	Not open to the public
Number 7 Reservoir 405 Walker Drive	1.00	Water storage (private property); leased to Community Antenna Television Company	Not open to the public
Page School of Beverly 419 South Robertson Blvd.	N.A.	Swimming pool, recreation room, nursery room	Students only
Rexford Junior and Senior High School 9250 West Olympic Blvd.	N.A.	None; school utilizes Roxbury Park	None
Rodeo Median Strip	0.75	Grass area used by joggers	Public
Samuel A. Fryer Hebrew Academy 9120 Olympic Boulevard	N.A.	Children's play areas.	Students only
Shadow Hill Reservoir 1160 Shadow Hill Way	6.00	Water storage (private property)	Not open to the public
Sunset Median Strip	4.64	Grass area used by joggers	Public
Sunset Reservoir 9598 Sunset Boulevard	1.85	Grass area and passive recreation	Public
Temple Emmanuel School 8844 Burton Way	N.A.	Children's play areas	Students; open to public after school hours
Young Men's Christian Association (YMCA) 9930 Santa Monica Blvd.	N.A.	25-yard pool, men's sauna, 6,000 square foot, gym, weight room, physical fitness room, masseur, women's sauna	Members only

Source: Beverly Hills Department of City Planning, January, 1976.  
N.A. Not Available.



The philosophy which supports these types of modifications is inherent in the Traffic Segregation Plan which was one phase of the Master Plan of Streets study. The Plan recommended that certain residential streets be modified to discourage through traffic. This would enable such streets to be more readily adapted to meet the active and passive recreational desires of the residents.

It should be noted that spontaneous recreation activities in an informal setting do not automatically transfer themselves to formal recreation areas, given the opportunity. Frequently, the temperament of participants in such activities would seek out other unstructured recreational opportunities rather than relocate to the neighborhood ballfield at a particular time-slot. Where the opportunity exists, therefore, areas should be maintained throughout the City which are conducive to spontaneous recreational activities and simply permit latent demand to surface.

Although unquantifiable, it may well be not only an underrated recreation resource, but one which strengthens the sense of neighborhood while reducing the demand upon formal recreation facilities.

Possibly the City's greatest informal resource, however, is the elaborate network of landscaping and vistas which fosters a sense of spaciousness within an urban setting which sets this Community apart. Although a significant portion of the vegetation is the result of strategically located parks and the City's own tree-planting efforts, a substantial contribution is the result of the pride and initiative of private investment.

This borrowed landscape, together with the City's own efforts, comprise the fabric of the garden setting of the Community. It is seen from many vantage points, and is the result of various features, including:

- The views from hillside homes, medium-rise apartments/condominiums and office buildings. The sense of spaciousness which is perceived by occupants of structures which command vistas tend to offset the effects of the densities of development which actually exist. Nearby structures become less obtrusive.
- Large lots, dense landscaping, varied topography of the City which contain homes which are partially or completely obscured because of dense plantings and siting on the parcel.
- Low profile of the area south of Santa Monica Boulevard and east of Beverly Drive. Most homes in this area are one story in height. Despite the relatively high densities which prevail, the low profile tends to emphasize the vegetation rather than the structures themselves.
- Alleyways. The predominance of mid-block alleyways which separate parcels, and the general absence of utility lines along streets tends to further reduce the sense of being enclosed.

### 3. STANDARDS.

#### 3.1. Formal Public Parks: National Standards.

The standards of the National Recreation and Parks Association (NRPA) have been evaluated in terms of Beverly Hills' recreational needs. (See Tables 7. and 8.) Although the standards are generally informative and may be used for comparison when needs are not being met and alternatives are ill-defined, the national standards are generally considered irrelevant and unrealistic by the Beverly Hills Department of Recreation for several reasons:

1. Large quantity of private recreation facilities. Beverly Hills contains a relatively large number of homes and apartments with private swimming pools and other private recreational facilities. Thus, there is less of a dependence upon similar public facilities.

(There are about 4,470 private swimming pools and approximately 55 private tennis courts. Thus there is one pool for every four Beverly Hills residential units.)

Public recreation facilities serve somewhat different needs than a private one. For example, a public swimming pool might be designed to accommodate competitive swimming, water ballet, and diving, etc. Nevertheless, the primary use of a public pool is recreational swimming, and this is met by private pools.

2. Prevalence of usable private or semi-private open space. Most residents of single-family homes have a back and front yard for recreational use, and apartment dwellers usually have private or common usable open area. Thus, to a greater degree than many cities, parks are not necessarily the primary recreation resource for the citizens of Beverly Hills.
3. Abundance of private recreational facilities. This was noted in Section 2.

In addition to being unsuitable, the NRPA standards tend to be unrealistic when considered in light of the built-up nature of the Community. Beverly Hills is a fairly intensely developed City with no vacant tracts of land which could be developed into parks without substantial costs. Further, there are no rustic or botanically interesting places that remain unspoiled or natural and which require governmental action to preserve them.

#### 3.2. Review of National Standards.

As is apparent from Table 9, Beverly Hills does not provide regional or areawide recreation opportunities although many municipal facilities are used by non-residents. Due to the scarcity of undeveloped parcels of any size, the value of land and the

TABLE 7  
Open Space and Park Standards

Type	Desirable Number of Acres per 1,000 Residents	Desirable Size (Range in Areas)	Population Served	Service Area
Vest Pocket or Mini Neighborhood	None 2.5	0.1 to 1.0 5.0 to 20.0	500 to 2,500 2,000 to 10,000	Sub-neighborhood $\frac{1}{4}$ to $\frac{1}{2}$ mile
District or community	2.5	20.0 to 100.0	10,000 to 50,000	$\frac{1}{2}$ to 3 miles
Suburban	5.0	100.0 to 250.0	50,000 to undefined	$\frac{1}{2}$ -hour drive
Regional	20.0	250.0 to undefined	Entire region	1-hour drive

Source: National Recreation and Park Association (NRPA).

TABLE 8  
Standards for Special Facilities

The following standards are recommended for individual recreation facilities:

Facility (outdoor)	Standard/1,000 people	Comment
Baseball diamonds	1 per 6,000	Regulation 90'
Softball diamonds (and/or youth diamonds)	1 per 3,000	
Tennis courts	1 per 2,000	(Best in battery of 4)
Basketball courts	1 per 500	
Swimming pools -- 25 yard	1 per 10,000	(Based on 15 sq. ft. of water for 3% of pop.)
Swimming pools -- 50 meter	1 per 20,000	
Skating rinks (artificial)	1 per 30,000	
Neighborhood centers	1 per 10,000	
Community centers	1 per 25,000	
Outdoor theaters (noncommercial)	1 per 20,000	
Shooting ranges	1 per 50,000	Complete complex incl. high power, small bore trap and skeet, field archery, etc.
Golf courses (18 hole)	1 per 25,000	

Source: National Recreation and Parks Association.

degree to which the City's neighborhoods are already established, it is unrealistic and unnecessary to consider assembling recreational parcels of the size suggested by NRPA for areawide recreational opportunities.

Although the City fares statistically well in terms of neighborhood facilities, there are apparent demands which would justify additional parkland acquisition.

Regionwide facilities do exist within the region of which Beverly Hills is a part, but this report does not attempt to determine their adequacy with respect to the region's current or future needs. An appropriate forum for such a discussion would be the West Area Planning Council, or a similar areawide planning body which maintains a regional perspective and concern.

The number of recreational facilities and their utilization patterns are listed on Table 10. It shows that the facilities are generally well used and that certain facilities, such as the childrens' play areas, tennis courts, recreation center and the athletic fields, are subject to intense and sustained use.

Table 11 relates the number of facilities provided by Beverly Hills to the national standards. They are meaningful when viewed in the context of the degree of utilization of the City's facilities and help determine those facilities which should be expanded. Certain facilities contained in the NRPA standards, such as outdoor theaters, are not applicable, although to a limited extent, and under selective conditions, Greystone has successfully served that function. On the other hand, the City already exceeds the national standard for tennis courts but still falls short based upon exhibited demand.

Distance to facilities.

Map 1 shows the location of all parks and the desirable service area of the City's four major parks, which are shown in shaded circles, in terms of the half-mile radius used by NRPA. It shows that a small portion of the service areas of each of these four parks is within the Corporate Boundaries of the City of Los Angeles.

With the exception of an active recreation facility proposed for the Industrial Area, the more intensely developed portions of the City are better served with recreation facilities. (There is virtually no opportunity and questionable need for a recreational field in the lower density and hilly sections of the Community.) Because of the location of the four parks, however, a portion of their service area falls outside the City. The end result, therefore, is that it is more convenient in certain instances for non-residents to avail themselves of the City's facilities than residents. Consequently, there is a certain portion of the park capacity which is used by non-residents while there are neighborhood residents who do not find the parks conveniently located for their purposes.

These accidents of location relative to potential resident users tends to reduce available capacity and inflate demand while not fully meeting resident needs. The alternatives are either to more fully regulate activities so that resident needs receive preference, or to attempt to acquire a facility south of Wilshire Boulevard, between Roxbury and La Cienega Parks. Since the City already regulates use to a large extent and due to constraints inherent in new acquisition in the area, a major new neighborhood facility continues to be a low priority.

TABLE 9  
Review of National Recreation and Parks Association Standards  
and Beverly Hills Recreation Resources

Type	Number of Acres Existing in Bever- ly Hills	NRPA Desirable Acres Per Capita	Number of Acres Desirable Under NRPA Standards	Minimum Desirable Parcel Size (NRPA) (in Acres)
Neighborhood	77.5 <sup>a/</sup>	2.5	83.54.	5.0
District or Community	0.0	2.5	83.54 <sup>b/</sup>	20.0
Suburban	0.0	5.0	167.08 <sup>b/</sup>	100.0
Regional	0.0	20.0	668.32 <sup>b/</sup>	250.0
TOTAL <sup>c/</sup>	77.5	30.0	167.08 <sup>c/</sup>	N.A.

Source: Beverly Hills Department of City Planning, December, 1975.

N.A. Not applicable.

- a/ Includes two park areas which contain less than 5.0 acres. Both are larger than mini-parks, but neither is a "mini-park" because one (Reservoir Tennis Courts) is contiguous with La Cienega Park.
- b/ Not required to be within the City, but must be within a one-half hour drive of the residence. There are no suburban or regional parks within Beverly Hills, but there are a variety of facilities within one-half hour of Beverly Hills.
- c/ Does not include suburban and regional parks outside the City Limits or "mini-parks" within Beverly Hills.

TABLE 10

Review of National Recreation and Parks Association Standards  
With Respect to Specific Recreational Facilities

Facility	Desirable Standard Per 1,000 Population	Desirable Number for a City the Size of Beverly Hills	Number of Facilities in Beverly Hills
Baseball diamonds			
Regulation 90'	0.2	7	0
Pony/Colt League )	0.3	10	1
Little League )			2
Tennis courts	0.5	16	19
Basketball courts	2.0	64	3
Swimming Pools			
25 yards	0.1	4	1
50 meter	0.1	4	0
Skating rink	0.3	10	0
Neighborhood center	0.1	4	1
Community center	0.3	10	0
Outdoor theater	0.2	7	0
Shooting range	0.1	4	0

Source: NRPA and City of Beverly Hills Department of City Planning, January, 1976.

### 3.3. Demand.

New public recreational facilities are generally provided in an attempt to be responsive to demand in Beverly Hills. Table 11 illustrates the degree of utilization of specific facilities and translates the unmet demand to need for expanded facilities.

It should be noted that recreational demands change over time. In recent years, for example, soccer and tennis have become increasingly popular. As a result, the City has tried to develop generalized facilities which can be changed to accommodate new needs. For example, the City's playing fields can be and are restructured to accommodate various games during various seasons of the year; they are of a size and configuration which will presumably allow new games to be played on them as well.

The demand for bikeways was demonstrated by a School Usage Survey conducted by the

City Department of Traffic & Parking. As a result, a committee was established to discuss the matter and to determine route feasibility, etc. To date, this committee has not formally recommended any routes; however, they have suggested that Elevado Avenue, Beverly Gardens, and Gregory Way become bikeways.

The demand for jogging routes has not been systematically calculated. However, based on observation, nonquantified usage patterns at the High School, parks and streets, it is felt by the Recreation Department that there is substantial demand for jogging trails.

TABLE 11

New Facilities Required Based Upon Demand Exhibited

By Beverly Hills Citizens

Facility	Average No. Served/Day	Average No. Not Served/Day <sup>a</sup> /	New Facility Needed on the Basis of Unmet Demand
Tennis courts	400	200	Eight courts
Playing fields	100	300	Three fields
Addition to or second recreation structure	446	550 <sup>b</sup> /	11,000 square foot structure

Source: Beverly Hills Department of Recreation, January, 1976.

a/ Based upon requests for reservations which are denied.

b/ Estimate.

3.4. Open Space and Passive Recreation Areas.

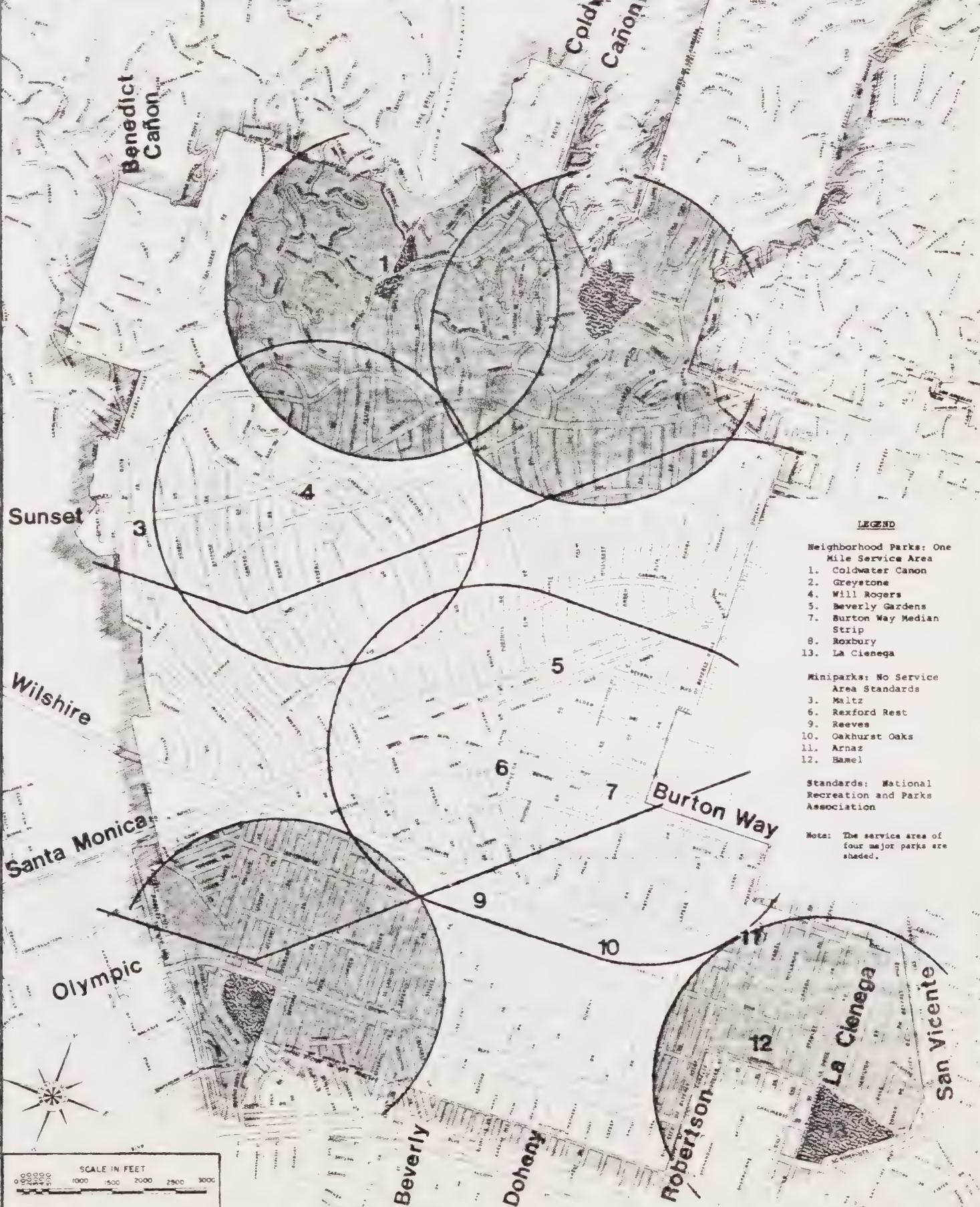
In addition to the need for active recreation facilities, consideration should be given to the open space needs of the Community even though demand cannot similarly be quantified. The City has set a landscaping and open space standard for itself over the years which has resulted in a distinctive atmosphere for residential and commercial areas alike. It would be the purpose of this plan to simply reaffirm the importance of such efforts as the City's tree-planting and maintenance program and open space requirements in the multi-family zones.

MAP 1

# SERVICE AREA OF PARKS

DATE: December, 1975

Beverly Hills, Department of City Planning



#### 4. RECOMMENDATIONS.

Recommendations fall into two general categories: those which can be accommodated on existing recreation areas and those which would require acquisition of additional parkland.

##### 4.1. Recommendations for Modification of Existing Parks and Recreation Facilities.

Due to the limited amount of park land available and the changing demand in Beverly Hills, the City should continue its efforts to redevelop the existing parks so that the maximum number of citizens can use them to the greatest advantage.

###### 1. Additional Playing Field.

To meet the general demand of Beverly Hills citizens for playing fields, up to three new fields could be justified. This estimate was calculated pursuant to requests for reservations for the playing fields that now exist. These estimates may be conservative, since turf areas may now be used as informal substitutes for playing fields and removal of turf areas for other recreation purposes would presumably result in additional demand. It is also believed that some people who would use playing fields do not attempt to reserve them in anticipation of failure.

As an alternative, one additional playing field could possibly be accommodated on the southern part of the Reservoir Tennis Courts.

###### 2. Eight New Tennis Courts.

Up to eight new tennis courts may be justified based upon exhibited demand. If possible, it is recommended that tennis courts be constructed in conjunction with existing tennis courts so as to maintain operating efficiencies.

It should be noted that the School District is pursuing a proposal to add up to six additional tennis courts in the area of the High School. Although these will be designed primarily for student use, they will presumably be available to the entire Community during the high demand periods such as weekends and holidays. Such facilities could significantly alleviate demand for City tennis courts. Thus, development of City and School District courts should be coordinated and staged over a period of time so as to relate to demonstrated demand.

###### 3. Expansion of Indoor Community Center Facilities.

At the present time, the Roxbury Park Recreation Center is used primarily for senior citizen activities. It is also used as a day care facility and

to a lesser extent, it has been used for adult classes and for meetings of various local groups and organizations.

Due to the rapid growth in popularity of senior citizen activities at the Center, the Center has not been able to meet the range of other Community demands which are placed upon it.

- The number of senior citizens actively involved in community programs has risen from less than 100 in 1971 to 3,200 at the present time. Originally, the group met in a small room at the Center once a week. Now much more of the space used in Roxbury Center is used by senior citizens, and the total demand is greater than the available space at this time. As a result, some activities have been restricted or curtailed.
- The day-care program has 90 students between the ages of five (kindergarten) and 10 (third grade), and operates from Noon to 6:00 P.M. daily. One divorced or both parents must work in order for the child to qualify for the program. Present demand is estimated to be for at least 20 more students, and there may be a potential demand for as many as 200 students from Beverly Hills.
- Previously, Roxbury Center rented rooms to various community organizations, thus meeting an important Community need and providing a source of income to the City. Since the expansion of demand for senior citizen activities, there has been no space available for these groups.

Indoor community center facilities should be expanded to meet growing needs of senior citizens, day-care, preschool and community groups. Consideration has been given to three alternatives to meet long-term Community needs. They include expansion of the facility within Roxbury Park or the construction of a new facility within an existing park or in a completely new location.

#### 4. Development of a Jogging Trail/Route System.

A system of jogging trails (exclusive rights-of-way) or routes (shared facilities, such as a portion of the sidewalk) would be utilized in Beverly Hills. About 150 joggers now use the school yards and jogging routes in Beverly Gardens each day. Experience in other cities indicates that usage increases when new or more accessible routes are developed. Given the moderate climate of Southern California and existing use of pathways and tracks by joggers, the proposed facilities would be well used throughout the year.

While jogging trails would formalize an existing demand, there are many facilities which are now used by joggers. While not ideal in terms of hours of available time per day, the High School track may be used; the parks have pathways, and, of course, most joggers tend to use the sidewalks and streets near their houses. Therefore, while a formal jogging system would enhance the activity, it is a low priority item.

An important consideration in a formal jogging system is the need to remark or redesign certain intersections in order to increase levels of safety in the system and to encourage additional use.

5. Development of a Bikeway/Route System.

As a relatively compact Community with a broad range of community facilities and services in relatively close proximity to a large proportion of the residents, Beverly Hills offers a unique opportunity to develop a bikeway system which can serve both transportation and recreation needs.

In order to develop a system which is compatible with the heavy automobile use of major streets, a bikeway route system should be developed to encourage bicycling on less-travelled streets, and thereby separate transportation modes and lower the probability of accidents. The bikelanes (exclusive routes) or bike routes (portion of street or sidewalk labeled for bicycle use) should connect facilities such as schools and parks -- places between which children may want to ride bicycles. They should offer a safe pathway to and from the Business Triangle and other commercial or employment areas for adults. And they ought to connect into the systems proposed for the City and County of Los Angeles in order to allow Beverly Hills residents to ride safely into West Hollywood or Westwood, etc. Hence, the system would be capable of serving both recreation and transportation needs. Some intersections might have to be signed or signaled for increased safety.

4.2. Acquisition of Additional, Centrally Located Parkland.

The most important single step the City could take to insure its ability to meet the long-term recreational, social and cultural needs of its residents would be the acquisition of adequate land in a centrally-located area, such as in the Industrial District. This would provide the opportunity to develop additional playing fields, a recreation center for day-car purposes, and facilities to meet the needs of various community organizations as well as adult classes, with some addition of flexible outdoor space to meet changing recreational needs.

Park development in the Industrial District was proposed in the 1965 General Plan as an ambitious 18-acre undertaking and modified to eight acres in the 1973 Citizens Committee Report. A feasibility analysis needs to be undertaken as part of the implementation strategy of the General Plan in order to determine an appropriate size and location.

The assets of a proposal within the Industrial area include the following:

1. Site is flat and therefore could easily accommodate the needed playing fields, etc.

2. Site is well located. It is relatively central within the City. It adjoins the Library and most public buildings. It is near a high-density apartment district and is on the fringe of the commercial-office core.
3. Park development in the area would be an incentive to encourage future peripheral development of high quality.
4. Proposed park may be viewed as a link between Beverly Gardens or Burton Way. Each would serve as a "finger" extension.

Other areas of the City are also somewhat distant from existing parks, especially neighborhoods in the northern portion of the City. However, these areas are not conducive to large, well-developed, active recreation areas for several reasons:

1. These are areas of low density, thus not serving large population centers.
2. Homes in this area tend to have large lots and many contain private recreational facilities. Thus, the relative need for a public park is less than in the southern part of Beverly Hills.
3. Sites are hilly; hence, land preparation is difficult and costs are greater.
4. Sites of adequate size and configuration are not readily available and are difficult to assemble.

In order to accommodate the two playing fields, the proposed park would have to contain a minimum of three acres of reasonably level land. This figure, therefore, is the minimum desirable size for the park.

Other recreational uses would require additional land. Based on a more definitive determination of demand, the following are possible additional uses:

1. Indoor swimming pool.
2. Children's play areas.
3. Picnic areas.
4. Backboards.
5. An additional playing field.

If all of the above were constructed, the site would require an additional 3 or 3.5 acres, or a minimum of about 6 or 6.5 acres.

#### 4.3. Open Space in R-4.

The open space standards of the R-4 zone should be developed toward the following goals:

1. There should be an across-the-board open space requirement applicable to all multi-family units.
2. There should be a benefit to the City for permitting a density of development in excess of the basic density of the zone. The benefit should be in the form of additional open area visible from public view.
3. The zoning ordinance should favor common outdoor living area over private (individual) outdoor living area.

It should be recognized that in order to achieve the open space objectives of this proposal, the zone requirements may cause development to take place at the maximum permitted height (up to five stories).

4. Since the amount of ground area available for outdoor living area is limited, it is recommended that setbacks other than the basic required front setback be available to meet the outdoor living requirement. The purpose of this is not to force provision of outdoor living area on the roof.

#### 4.4. Greystone Use.

The use of Greystone should be reevaluated. This is discussed in Section 5.

## 5. PROGRAM EVALUATION.

Although there is considerable information available within the Recreation Department, it is suggested that the data gathering process be systematized and ongoing so that use characteristics and cost effectiveness of various programs can more readily be determined. This will also assist in regulating activities so as to assure that the priorities reflect the recreation needs of local residents.

The Recreation Department has estimates of the total number of people using the parks and actual data on facility use if reservations are required; there is relatively little systematic collection of data on types of uses and user characteristics for the unreserved portions of parks. Therefore, surveys to determine intensity and character of use of unregulated facilities would be valuable for future planning.

It should also be noted, however, that certain services provided by the City reflect a quality of standard of service which the Community terms appropriate for itself and which does not rest on an analysis of cost benefits. All communities are involved in education, public safety, street maintenance and so on, but the quality reflects local objectives. Such decisions may be difficult, but are necessary.

Along these lines, an evaluation of the role of Greystone in the City's cultural and recreational life is appropriate and will now be undertaken by the City via the office of the City Manager. Although Greystone was conceived as a cultural center for the community, and in fact is currently involved in the furtherance of film art, current use is limited by City policy which dictates that the site be used for passive recreation activities. The structure itself is leased to the American Film Institute for a period ending in 1981. At such time, the City will be in a position to determine the future of the facility.

Generally speaking, the greater the restrictions on use, the less cost-effective the facility will be, since the costs of maintenance and operation will be spread over fewer users. Conversely, greater cost-effectiveness would require greater numbers of visitors to the site. Unless a highly specialized use is developed for the facility, such as a specialized conference center or museum, the City is working with only limited alternatives in terms of cost vs. patronage.

Any long-range program for the use of the facility must attempt to weigh the intangible value of the facility to the Community against the financial cost. It is not the nature of such a facility to lend itself to a completely systematic and objective analysis, and because of its uniqueness, such an analysis cannot be expected.

In spite of the unique qualities of the facility itself, the issues which underline ownership of Greystone by the City are not unique. As was also the case with the Harold Lloyd Estate, the City was faced with the question of how to evaluate an offer of property to the City. Since the issue has arisen several times in the past and may rise again in the future, and since it is difficult to develop a consensus at a time the situation is thrust upon the City and no groundrules have been established to deal with it, it may be useful to attempt to place such offers in perspective.

of property to the City. Since the issue has arisen several times in the past and may rise again in the future, and since it is difficult to develop a consensus at a time the situation is thrust upon the City and no groundrules have been established to deal with it, it may be useful to attempt to place such offers in perspective.

Although offers may take a variety of forms and it would be futile to guess what they may be, the most difficult to deal with would be the "estate" type in which the structures and/or the landscaping must be maintained, since it does not lend itself to a traditional analysis. There are older estates such as Picfair and Harvey Mudd which may never be in this situation, but there are newer estates as well which may someday require consideration.

There appear to be characteristics such situations may share in common. They are:

- A likelihood that they are located north of Sunset Boulevard within some of the finest residential areas of the Community.
- There will be strong feelings on the part of the residents that any proposed use be consistent with the established character of the area and of a low intensity of use. It is likely that objections to a specific proposal on these grounds would be justified if an analysis of the effects of increased traffic on the neighborhood and traditional planning and zoning criteria were employed.
- It will require an assumption of new costs by the City, primarily for maintenance and operation. Since these would normally be evaluated in terms of the numbers of people served, the predisposition toward low intensity use would probably result in per capita user costs far in excess of what would be expected for a conventional recreational facility.
- It is likely to be a facility which is not properly located to serve any identified community need.
- It is likely to be a facility which would serve no conventional community need, regardless of where it is located.
- It is likely to be offered to the City with constraints and conditions as to how it is to be used or maintained.

What then would be the purpose of considering an acquisition? Basically, it would be to preserve something which captures and epitomizes a quality or tradition which is felt to be necessary for Beverly Hills to maintain its distinctive identity. It is a quality which is subjective, intangible and unquantifiable, and would be evaluated as a source of community pride and a contributor to the overall sense of well-being, much the same way as the underground utility lines or the tree-lined streets.

There may be opportunities to reduce the economic sting of acquisition and operation by taking advantage of some of the marketable potential (such as was considered in the proposal for tennis courts on the Harold Lloyd Estate), but efforts to make the project self-sustaining will have to meet rigid tests from surrounding residents.

Once the fact is accepted that such a facility will never serve a conventional community need even though it may serve a variety of other purposes, the issue becomes one of determining if it is important enough to the Community as a source of pride and identity to incur costs to own and maintain.

It may well be that it is not necessary to anticipate the need to evaluate future offers to the City if it is determined that Greystone can and should serve these functions, and that the City should accept it into the inventory of community facilities on a par with other services the City offers. Although the City owns Greystone and has a substantial investment in it, a commitment, such as has been made as the City's responsibility to provide other services, has not been made.

The issue of the future of Greystone is intertwined with the issue of how to evaluate future gifts of property to the City. Presumably a detailed study of the role Greystone should play in the future of the City would help answer both issues.

## 6. BIKEWAYS.

### 6.1. Introduction.

#### 6.1.1. Overview.

The Open Space Element identifies and inventories the existing open space and recreational facilities in Beverly Hills and uses the level of existing demand for these facilities as a basis for program priorities and recommendations for changes. It also is used to determine the long-range open space needs of the Community. The Element considers a wide range of types of open space in Beverly Hills. These include the following:

- Active and passive recreation areas.
- Formal and informal areas.
- Private and public recreation facilities.
- Actual and perceived open space.

Based on apparent demand, the additional recreational facilities required to meet only the needs of Beverly Hills citizens include a bikeway system which is the focus of this Sub-Element. If fully implemented, this system would connect the major commercial, recreational, educational and employment facilities in the City by the shortest safest possible routes. (The issue of route safety is relative, considering that a bikeway system would have to be superimposed on a fully developed City whose circulation routes were designed primarily for automobiles and pedestrians.) These bikeway facilities would serve the interests of both children and adults, so that the system could serve as alternative transportation to parks, schools, shopping areas, etc.

#### 6.1.2. Purposes of the Sub-Element.

This document is a Sub-Element of the Open Space Element, one of the nine State-required elements to be included in the General Plans of all jurisdictions in California. The Sub-Element is intended to fulfill the requirements for funding pursuant to SB 821, which states that the jurisdiction will have an adopted bikeways plan.

#### 6.1.3. Objectives of the Sub-Element.

- To reevaluate and build upon the City's adopted or informal policies and goals associated with bikeways as identified in the 1973 Citizens Committee Report.
- To recommend a bikeway plan which is responsive to the long-range needs of the residents, employees, employees and shoppers of Beverly Hills and vicinity.
- To recommend programs for acquisition, development, and use of bikeways to meet the City's needs.
- As a relatively compact Community with a broad range of community facilities and

services in relatively close proximity to a large proportion of the residents, Beverly Hills offers a unique opportunity to develop a bikeway system which can serve both transportation and recreation needs, that is, a system that is both suitable for Sunday afternoon family bicycle riding, as well as one that connects residential areas with parks, schools, shops, or places of employment, thus providing an alternative means of transportation to the bus or private auto.

#### 6.2. Inventory (Existing Facilities, Plans).

##### 6.2.1. Existing Facilities.

Although many streets carry substantial bicycle traffic, there are now no formal public or private bikeways in Beverly Hills.

##### 6.2.2. Existing Plans.

The adopted 1965 General Plan proposed no bikeways. However, the 1973 adopted Citizens Committee Report, which is the basis for the revised General Plan, stated that bikeways should be developed for both transportation and recreational purposes. In 1974, an Interim Open Space Element was adopted by the City which did not address the subject of bikeways.

#### 6.3. Standards.

##### 6.3.1. Physical Specifications for Design.

Standards for the physical design of the bicycle routes as described in the California Vehicle Code serve as a guide in the development of a system and as an indicator of the types of commitment the City may be required to make in order to develop a safe and effective long-range bikeways system.

There are several types of bicycle routes distinguished in the Code:

- Bike lanes or routes that contain a preferential lane for bicyclists, but which can be shared in part or traversed by autos, specifically those parking or entering or exiting from driveways.
- Bikepaths or exclusive pathways for bicyclists only.
- Shared routes, which are used by bicyclists and motorists but which are marked by signs.

(Section 6.4., below, describes which types of routes might be appropriate and possible within Beverly Hills.)

The Code suggests the following types of design features:

- Routes should be composed of one-way couplets rather than two-directional, single pathways.
- A route should be eight feet wide with a two percent cross slope within a 14-foot graded area. Five feet is the minimum width for a one-way couplet.
- A five percent grade is the maximum recommended; one or two percent grades are optimal. A seven percent grade for a short distance may be tolerable.

In addition, although not stated in the Code, a route should have as few interruptions or stops as possible, since stop-and-go cycling is an inefficient use of the bicyclist's energy and tends to discourage use of a bikeway.

(Section 6.4., below, describes the design features which may be appropriate for Beverly Hills.)

#### 6.3.2. Demand.

The demand for bikeways was discussed in the 1973 Citizens Committee Report, which proposed bikeways not only for recreational uses but as an alternative to the use of the private auto. An important segment of the demand was quantified by a recent Bicycle Usage Survey of students for school trips, conducted by the City Department of Traffic & Parking (See Map 2.), which indicated that there were approximately 850 daily bike trips for this purpose.

A committee was established to determine route feasibility in Beverly Hills but to date formal recommendations have not been made. However, it has been informally suggested that Elevado Avenue, Beverly Gardens, and Gregory Way become bike-paths. (Each of these routes have been recommended in this Sub-Element.)

#### 6.4. Recommendations: Development of a Bikeway System.

A 22.0 mile bikeway system is proposed, as shown on Map 3. This route connects schools, parks and other public or semi-public facilities with residential neighborhoods. It also unites commercial areas and places of employment, including the Business Triangle.

If the City were in its infant stages, exclusive bike routes could be developed to the standards of the California Vehicle Code, and movement would be safe and expeditious. However, this system has to be developed within the constraints of a fully developed City which was planned for pedestrian and automotive travel, and made no provision for a third form of transportation whose requirements were different from the other two. Consequently, if the City is to have a comprehensive bikeways program, it will only be with certain compromises and trade-offs. Even in that form, it will be a difficult program to implement.





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INDEX  
MAP

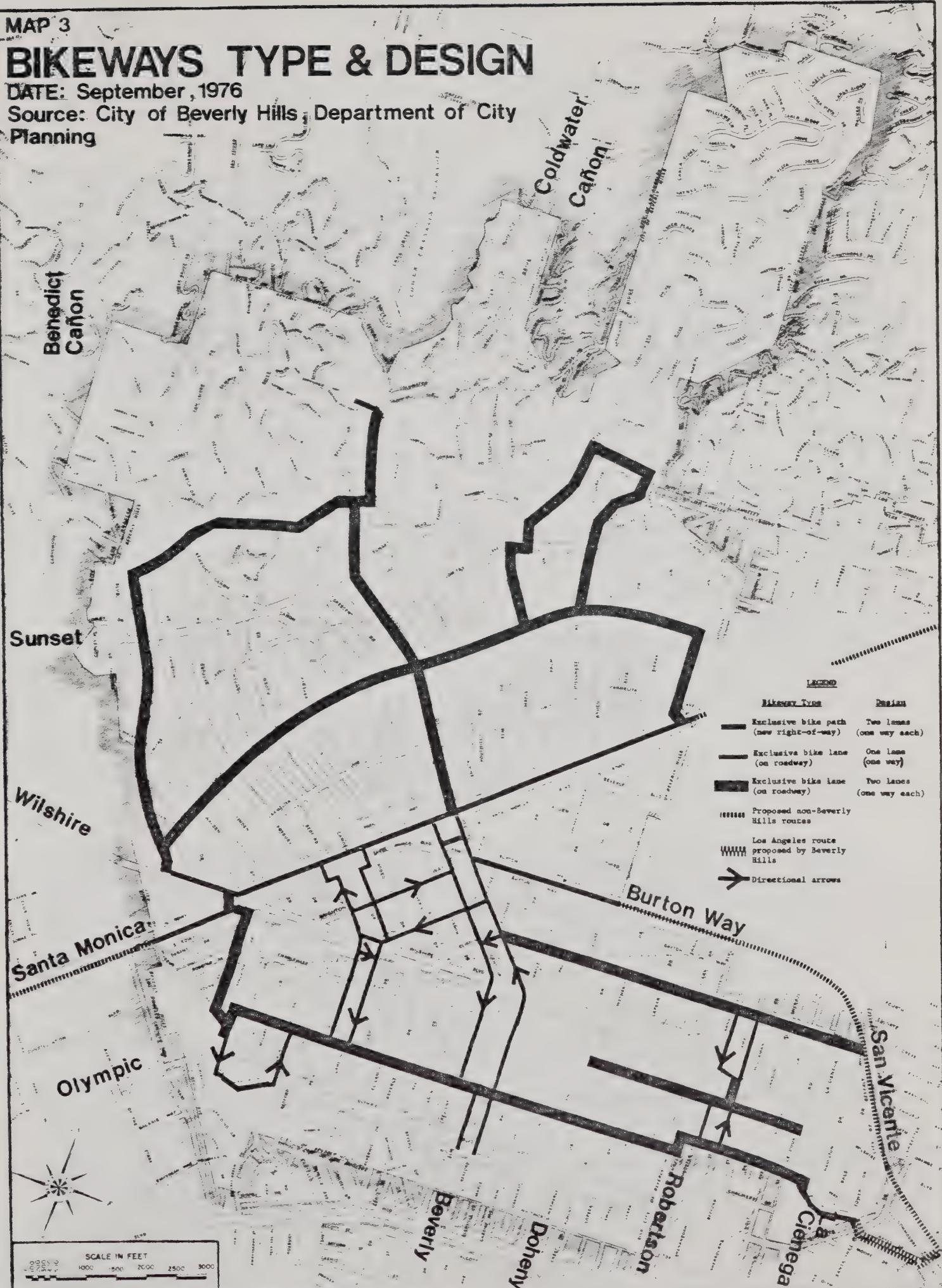


MAP 3

# BIKEWAYS TYPE & DESIGN

DATE: September, 1976

Source: City of Beverly Hills Department of City  
Planning





The proposed system is designed to use the least hilly routes. In some cases, the slope approaches the five percent recommended in the Code. Obviously, it is impossible to develop a comprehensive system which does not, in part, exceed the recommended slope, given the hilly topography of Beverly Hills.

The 22.0 mile system is designed to use the safest routes possible and, wherever possible, uses streets which carry the fewest automobiles. Despite this, some portions of the route are along heavily travelled roadways. Given the location of key destinations within Beverly Hills, it is not possible to develop a system that does not, at least in part, utilize heavily travelled roadways. This will inevitably increase the hazards associated with a bikeway system.

Of the three types of bikeways identified in Section 3., above, the predominant type of system likely to be employed in Beverly Hills would be of the "bike lane" variety, or the route type that contains a preferential lane for bicyclists but which can be shared in part or traversed by vehicles, especially those parking or entering and exiting from driveways. (See Map 1.) Certain limited portions of the system may be "bikepaths" which are exclusive pathway only for bicyclists. The sections which could be so characterized include the following:

- Beverly Gardens (except for those blocks developed with churches, whereupon the route could continue along the grass parkway, and which could connect into the Santa Monica Boulevard routes proposed by the City and County of Los Angeles);
- Burton Way median strip (which would connect into the San Vicente/Burton Way route proposed by the City of Los Angeles; and
- Other relatively limited areas, sections through Roxbury, La Cienega and Coldwater Canyon Parks, and the City Hall grounds.

(If the Traffic Segregation Plan to reduce unnecessary through traffic were implemented, it would open additional opportunities to develop a bikeway system unimpeded by stop signs. Hence, bike traffic could flow efficiently and safely throughout the City, which would also increase the extent to which it would be used. Furthermore, implementation of a traffic segregation program may make it possible to close some of the cross-streets along Burton Way and Santa Monica Boulevard (Beverly Gardens), thus further extending the opportunities for unimpeded bicycle flow.)

South of Santa Monica Boulevard, most of the streets proposed for bikeways are narrower than the streets in the north (the average width is about 30 feet as opposed to 60 feet) and, therefore, on-street paths would necessitate removal of parking on both sides of the street. Parking is already a problem in many of these areas and removal of on-street parking may be an unacceptable trade-off. A compromise solution might be to develop two one-way couplets on adjacent parallel streets. In this way parking would be removed from one side of each of two streets and therefore no one street would be severely impacted. For east-west routes south of Santa Monica Boulevard, removal of parking may be a more feasible solution as there is relatively little on-street parking now available.

North of Santa Monica Boulevard, most streets are 60 feet wide and, as has been done in many areas, bike paths could be developed immediately alongside vehicular parking lanes (between parked cars and moving lanes), without requiring the removal of curb parking. Two one-way bikelanes could, therefore, be developed, one on either side of the street. With the bikeways and curb parking, there would still be adequate space for moving vehicles because of the street widths. This type of bikepath will probably improve safety and it will not lessen the number of travel lanes nor affect parking.

As the system traverses the Business Triangle, the alignment would be along one side of the mid-block alley and/or on the left hand side of the one-way streets. Parking and loading in the alleys is limited to one side, therefore facilitating the development of one two-way bikeway on one side of the alleyway. The alley is adequately wide to accommodate this, although the bikeway would have to be narrower than desirable.

This route alignment is a compromise. It is not attractive and it may be less safe. However, a bikeway on any north-south Triangle street would necessitate the removal of a parking or traffic-carrying lane or a portion of a sidewalk, and these are all unfeasible alternatives.

There is a study underway to remove parking from the left hand (driver's) side of one-way streets in the Business Triangle to facilitate the movement of traffic. If implemented, there would be adequate width to accommodate a one-way bikeway in the remaining space that would flow with vehicular traffic and not intrude upon the improved vehicular traffic lanes. Until such a proposal is implemented, it would not be appropriate to develop on east-west streets through the Business Triangle as it would interfere with vehicular traffic. (Sidewalks are too congested to use safely.)

In addition, the Beverly Hills system as proposed would connect into the systems proposed by the adjoining jurisdictions of the City and County of Los Angeles. This would provide continuity to the recreational and transportation bicycle activities throughout the Central West Los Angeles area. The City of Los Angeles has proposed bike routes in the median strip of San Vicente Boulevard/Burton Way, east of Beverly Hills and in the median strip of Santa Monica Boulevard, west of the City; Los Angeles County has proposed a route in the median strip of Santa Monica Boulevard, east of Beverly Hills.

The Sub-Element suggests that the City of Los Angeles consider linking up their proposed San Vicente bikeway with the Charleville bikeway via Hayes and Foster Drives in the Carthay Circle District. This would benefit both jurisdictions by making connections which allow riders to move easily in and out of either City without using the very crowded Wilshire - San Vicente Boulevard intersection.

## 7. ENVIRONMENTAL IMPACT REPORT.

### 7.1. Introduction.

As of December 17, 1973, all General Plan elements that are to be individually adopted must have an environmental impact report as part of the adoption process. This action was taken pursuant to Division 13, Chapter 2.6, Section 21083 of the California Public Resource Code. This portion of the document, therefore, analyzes the environmental impacts that are likely to occur if the Open Space Element is implemented.

### 7.2. Project Description.

#### 7.2.1. General.

An Open Space Element should be evaluated in a specific manner, that is, data, actions, and policies related to open space, parks, and recreation should be enumerated and developed. In addition, the Element should be reviewed relative to other elements of the General Plan and the totality of the General Plan. This ought to be done for two reasons: first, open space and recreation are related to other factors which are discussed in other elements, e.g., land use; and a unified strategy ought to be developed with which to deal with the City's problems. This is especially significant if City money is to be expanded, as is proposed in the Beverly Hills Open Space Element.

The Open Space Element identifies and inventories the existing open space and recreational facilities in Beverly Hills and determines the level of existing demand for these facilities as a basis for program priorities and recommendations for changes in the facilities. It also is used to determine the long-range open space needs of the community.

If adopted, the Element would be incorporated into the City of Beverly Hills General Plan. Therefore, it would serve as a data source and a tool to evaluate and/or strive to reduce noise levels in the City for elected officials, commissions, staff, and members of the public.

#### 7.2.2. Present Program.

The City has a well-developed set of parks. Four of the parks -- Roxbury, La Cienega, Coldwater, and Greystone -- include virtually all of the recreational or cultural facilities located in the park system. The other large parks tend to be used for passive recreation, including walking and viewing. (In some cases, these passive parks, especially Beverly Gardens, are used for bicycling and jogging.) The City also has a set of mini-parks, all of which are 1.0 acres or less.

The City parks have a variety of recreation facilities and active and passive open space areas. They also house community center and water district facilities, including a treatment plant and reservoir.

The Beverly Hills Department of Recreation plans for and administers activities within the parks. The Beverly Hills Department of Public Works maintains the parks. Thus, unlike other jurisdictions, Beverly Hills does not have a Department of Parks and Recreation to perform both functions. (It should be noted that recreation activities go on outside of the parks, but in general, most of them occur within the park boundaries.)

The 1965 General Plan made proposals that would affect open space and recreation. Only one of these, acquisition of Greystone, has been implemented. A second proposal, however, the redevelopment of La Cienega Park, is still a goal of the City. In fact, in the current budget, the City has allotted \$143,340 for "La Cienega Park site development," although exact use of this money has not yet been determined. The 1973 Citizens Committee Report also included recommendations related to open space and parks. The Report stressed a need for creativity and suggested that park and open space be developed around the base of structures, around the roofs of garages, etc. And it proposed the development of a set of mini-parks, which have been implemented.

Both the 1965 General Plan and the 1973 Citizens Committee Report proposed the development of a large park in the Industrial District of the City. (This concept was reiterated in the Element.)

After the Citizens Committee Report, the City adopted an "interim" Open Space Element which quantified open space and espoused the 1965 and 1973 policies (still in effect).

(The Element includes a complete citation of all of the major recommendations made in these documents.)

#### 7.2.3. Methodology.

In preparing the Element, the following steps were taken:

1. Data was gathered on the use of existing recreation and park facilities.
2. The City's park acreage and locational factors were related to the standards developed by the National Recreation and Parks Association (NRPA). Beverly Hills' "assets" and "debits" were enumerated relative to these standards.
3. The demand for additional park and recreational facilities were determined, because the NRPA standards were an insufficient indicator of demand in Beverly Hills.
4. Proposals were made to redevelop existing parks for maximum usage; and other recommendations were made to accommodate exhibited demand: develop a new park site and new recreational facilities outside of existing parks.

### 7.3. Environmental Setting.

#### 7.3.1. General.

The Environmental Setting of this EIR was discussed in the Environmental Setting Report, published in March, 1975, by the City of Beverly Hills. The report deals with a variety of physical and social factors that influence the environment.

### 7.4. Environmental Impacts.\*

#### 7.4.1. Introduction.

This section analyzes the environmental impacts that would occur if the Open Space Element is adopted and if the recommendations in it are implemented.

#### 7.4.2. General.

None.

#### 7.4.3. Soils, Topography, and Geology.

It is possible that there would be a slight impact on landforms in Beverly Hills because of the development of one or all of the following factors: a) new tennis courts, b) a park in the Industrial Area, c) a new (or expanded) community center, and d) new playing fields. It is expected that any regrading would be minor and relatively insignificant.

#### 7.4.4. Drainage and Groundwater.

Drainage could be affected in an extremely minor way because of the regrading of terrain described in 7.4.3., above, or as a result of changes in groundcover, e.g., restoration of water-absorbing soil via the creation of the Industrial Area Park, or by development of a nonporous surface covering such as that used on tennis courts.

#### 7.4.5. Geologic Resources.

None.

#### 7.4.6. Vegetation and Wildlife.

None.

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\* The numerical format of this section and of section 7.5. follows that of the Environmental Setting Report. The purpose of this is to facilitate joint use of the documents.

#### 7.4.7. Historic and Archaeologic Sites.

None.

#### 7.4.8. Climate.

The microclimate would be affected in a minimal manner because the development of a new park in the Industrial Area would affect air currents, air flow, and humidity levels. However, the impact would be minimal and affect only a very small portion of the City.

#### 7.4.9. Air Quality.

Air quality would be affected in a very insignificant manner. The presence of additional numbers of plants, trees, and herbs in the Industrial Area Park would absorb more carbon monoxide and give off more carbon dioxide, i.e., it would purify the air. The inverse would result from the decrease in vegetative matter if a new community center were built or if tennis courts were developed.

#### 7.4.10. Noise.

There would be minimal increases in noise but these would be well under the acceptable noise levels to the community and would in general not increase ambient noise levels.

#### 7.4.11. Community Services.

The Element, if implemented, would increase the numbers and types of recreation and park facilities in Beverly Hills. As a result, it would impact in a major way on the level of community services in the City.

In response to exhibited demand, to serve only the needs of the citizens of the City, Beverly Hills ought to provide additional playing fields, tennis courts, an enlarged (or second) community center, a jogging system, and a bicycle system.

Except for the jogging and bicycle systems, all of these demand facilities should be located in the Parks. Unfortunately, the City cannot provide all of these facilities within its existing park system. (Only one of the three needed playing fields can probably be developed.)

Hence, the Element proposes that a park be developed, probably in the Industrial District. This park, if developed, could include additional playing fields. It might also accommodate a community center, an indoor swimming pool, or other facilities which are (or will be in the future) needed or desirable and which would improve the level of community services in Beverly Hills.

#### 7.4.12. Utilities.

None.

#### 7.4.13. Traffic and Circulation.

The traffic and circulation pattern would be affected by the development of the proposed bicycleways within the City. This 20-mile system would connect public facilities (schools, parks, library) with residential and commercial-office areas and it is designed to be used by residents of all ages as an alternative to the private automobile. The system is not designed simply for leisure bicycling.

The formation of a formal bicycle system would impact on the existing vehicular systems in a minor way. It would remove some space on streets or alleys now used by moving or parked autos. The proposed system is designed to be as undisruptive as possible; and it is, therefore, anticipated that the impact would be minor, if even significant.

The system would impact positively on vehicular circulation. It ought to increase the level of safety by reducing the possibility of vehicular-bicycle collisions.

#### 7.4.14. Land Use.

The land use pattern of the City would be impacted if a park were developed in the Industrial District. The impact can be described only in a general manner since the size and configuration of the park has not been determined. However, the development of a park in the area would:

1. Increase the amount of park acreage in Beverly Hills and therefore facilitate the development of additional facilities which are needed pursuant to demand.
2. By making a major investment and commitment, exhibit a real concern for the future of the Industrial District, an area which is currently undergoing undefined and undirected change.

#### 7.4.15. Demographic Characteristics.

None.

#### 7.4.16. Economic/Financial.

The costs of implementing the Open Space Element proposals are to be developed in the Capital Improvement Report. They are unknown at this time.

#### 7.4.17. Aesthetic/Design.

The general design of the City would not be affected by the Open Space Element. However, the aesthetic character of the Industrial District would be changed by the presence of a major park. It is difficult to anticipate the totality of the design quality of the District if the park is developed, because land uses in the remainder of the district are subject to change.

### 7.5. Mitigation Measure Proposed to Minimize the Impact.

7.5.1. Introduction.

None.

7.5.2. General.

None.

7.5.3. Soils, Topography, and Geology.

The impacts to landforms could be mitigated with plants.

7.5.4. Drainage and Groundwater.

Proper engineering can easily solve any surface drainage problems if they developed.

7.5.5. Geologic Resources.

None.

7.5.6. Vegetation and Wildlife.

None.

7.5.7. Historic and Archaeologic Sites.

None.

7.5.8. Climate.

None.

7.5.9. Air Quality.

None.

7.5.10. Noise.

None

7.5.11. Community Services.

None.

7.5.12. Utilities.

None.

7.5.13. Traffic and Circulation.

None.

7.5.14. Land Use.

None.

7.5.15. Demographic Characteristics.

None.

7.5.16. Economic/Financial.

There are no mitigation measures possible to avoid the expenditure of money.

7.5.17. Aesthetic/Design.

None.

7.6. Adverse Environmental Effect which Cannot Be Avoided if the Element is Implemented.

7.6.1. Minor Alterations to Landforms because of the Construction.

7.6.2. Expenditures of Money and Labor to Develop the Proposals.

7.7. Alternatives to the Proposed Action.

7.7.1. No Project, i.e., no Open Space Element.

Adoption of this alternative would place the City in violation of Section 65302(g) of the Government Code and might make Beverly Hills liable to legal sanctions, including mandamus actions and possible injunctions to insure a "proper" Element.

7.7.2. Proposed Open Space Element. (As submitted to the City Planning Commission.)

This alternative provides data and analysis, programs to improve the City's parks and recreation system, and proposes a lengthy City plan on open space and recreation.

7.7.3. Proposition of More Stringent Standards.

Standards more stringent than those proposed in Section 7.7.2. might have been considered. In this case, for example, the Element could have attempted to implement to a greater level the national standards of parkland and open space, as espoused by the NRPA. However, this goal is very unrealistic, given extant development, land costs, and the City's budget and interest in increasing parkland. Despite this, the Element does realize the need for more parkland and does propose that, in addition to the acquisition of the Industrial Area Park, the City evaluate other possible parkland opportunities, especially the acquisition via gift of large estates.

(The matter of estate acquisition must be evaluated further; the City's experience with one estate, Greystone, suggests the need for a clearer understanding of the possible uses and limitations on use of these estates to the City and its citizens.)

#### 7.7.4. Proposition of Less Stringent Standards.

Standards less stringent than those proposed in Section 7.7.2. might have been considered. It is probable that less stringent standards would have had less or no effect upon the open space, park, or recreation environment and that they would not have been able to significantly address the issues. As a result, this alternative might, in fact, be equal to the "No Project" alternative.

#### 7.8. The Relationship between Local Short-Term Uses of Man's Environment and the Maintenance and Enhancement of Long-Term Productivity.

Implementation of this Element would increase the recreation and park resources of Beverly Hills and thus improve the environment of the City. In the short run, there could be physical disturbances to landform and the commitment of monies and energy associated with implementing the Element. In the long run, the quality of life and the general state of health would be improved.

#### 7.9. Irreversible Environmental Changes which Would Be Involved in the Proposed Action Should It Be Implemented.

##### 7.9.1. Minor Landform Modifications.

##### 7.9.2. Expenditures of Money and Labor to Develop the Proposals.

Because these funds and labor are from the same financial sources, development of the proposals implies that other City programs might be delayed or preempted.

#### 7.10. Growth-Inducing Impact.

It is improbable that the Open Space Element would increase the economic or population size of the City of Beverly Hills. Therefore, no growth-inducing impact is anticipated.

Although implementation of the Element is but one factor to enhance the quality of life, it could be a contributor to the desirability of Beverly Hills as a place to live. This, however, is believed to be a source of the City's stability and not necessarily a growth-inducing impact.



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#### ACKNOWLEDGEMENT

##### City Council

Donna Ellman, Mayor  
Richard A. Stone, Vice Mayor  
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Joseph N. Tilem

##### City Manager

George E. Morgan

##### Planning Commission

Winston Miller, Chairman  
Thomas R. Vreeland, Vice Chairman  
Edward I. Brown  
Donald DeWitt  
Stanley A. Furman

##### Department of Planning

Irwin Moss Kaplan, Director of Planning  
Peter Melczer, Principal Planner  
Nicholas T. Romaniello, Principal Planner  
Cynthia R. Grace, Associate Planner  
Robert A. Sherwin, Assistant Planner  
Lawrence J. Jaffy, Assistant Planner  
John Prior, Assistant Planner

